



Minutes-Approved

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, January 11, 2017

City Hall **Council Chambers** 211 W. Aspen Ave.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.



Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER – Vice Chairman Turner called the meeting to order at 4:00 p.m.

COMMISSION MEMBERS: **Present:**

| | |
|--------------------------------|-----------------|
| Paul W. Turner, Vice Chairman | Ed Dunn |
| John Stigmon (after roll call) | David Zimmerman |
| Stephen Dorsett | |

Absent:
David Carpenter, Chairman-excused
Alaxandra Pucciarelli-excused

CITY STAFF: Mark Sawyers, Staff Liaison
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

None

B. APPROVAL OF MINUTES

1) Regular meeting of October 12, 2016.

Motion to approve the minutes of the regular meeting of October 12, 2016 as submitted. **Moved by** Commissioner Dorsett **Seconded by** Commissioner Zimmerman. Motion carried unanimously

II. PUBLIC HEARING

A. PRESIDIO IN THE PINES

Address: 2884 W Presidio Drive
Assessor's Parcel Number: 112-62-471
Property Owner: Miramonte Presidio LLC
Applicant: Mogollon Engineering
Application Number: **PZ-15-00170-02**
City Staff: Brian Kulina
Action Sought: Conditional Use Permit

A request for a Conditional Use Permit from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Presidio LLC, to establish a Planned Residential Development on approximately 4.8 acres at 2884 W Presidio Drive within the Highway Commercial (HC) Zoning District.

Mr. Kulina gave a PowerPoint presentation on the proposed Conditional Use Permit and answered questions from Commissioners.

Mr. Sawyers answered questions from Commissioners.

Public Comment:

Cory Vankampen, resident of Presidio, discussed that the property that this development is proposed on was indicated as open space to residents of Presidio therefore he is against this development.

Public Comment Closed

Kent Hotsenpillar, Mogollon Engineering, addressed the comments from the public and from Commissioners.

Motion to approve **PZ-15-00170-02** Conditional Use permit with Staff conditions and an additional condition of a paver or concrete 5 ft. sidewalk put in the PUE between lots 24 & 25. **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously

III. OTHER BUSINESS

A. PRESIDIO IN THE PINES

Address: 2884 W Presidio Drive
Assessor's Parcel Number: 112-62-471
Property Owner: Miramonte Presidio LLC
Applicant: Mogollon Engineering
Application Number: **PZ-15-00170-01**
City Staff: Brian Kulina
Action Sought: Preliminary Plat Request

A Preliminary Plat request from Mogollon Engineering and Surveying, Inc., on behalf of Miramonte Presidio LLC, for Tract A of the Presidio in the Pines master planned development. The preliminary plat consists of 42 single-family residential townhome lots on approximately 4.8 acres located at 2884 W Presidio Drive within the Highway Commercial (HC) zone.

Mr. Kulina gave a PowerPoint presentation on the proposed Preliminary Plat and answered questions from Commissioners.

Motion to forward to City Council with a recommendation of approval **PZ-15-00170-01** Preliminary Plat as submitted. **Moved by** Commissioner Dorsett **Seconded by** Commissioner Dunn. Motion carried unanimously

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers discussed potential zoning code changes and future meetings.

ADJOURNMENT

Adjourned at 4:55 p.m.